

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226
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1.0	PHA Information PHA Name: <u>Richmond Redevelopment and Housing Authority</u> PHA Code: <u>VA007</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/1/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>4,018</u> Number of HCV units: <u>2,335</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. N/A (Annual Plan Only)				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: N/A (Annual Plan Only)				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. N/A (Annual Plan Only)				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. RRHA Main Administrative Office, 901 Chamberlayne Parkway, Richmond, VA, 23220 RRHA Development Management Offices				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. <i>Please complete Parts 8.1 through 8.3, as applicable.</i>				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. <i>As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</i>				
8.2	Capital Fund Program Five-Year Action Plan. <i>As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</i>				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income and very low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public				

	housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> a. Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) b. Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) c. Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) d. Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) e. Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) f. Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. g. Challenged Elements h. Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) i. Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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Richmond Redevelopment & Housing Authority

PHA Plan for the Fiscal Year Beginning 10/1/2009

This document supplements the Form HUD-50075, "PHA 5-Year and Annual Plan", which precedes this document. The Form HUD-50075 will eventually be electronically submitted to HUD as described at the conclusion of this document. Descriptions of plan elements, and related statements regarding RRHA programs and activities, comprise the balance of this document which is also offered for Public Review.

Meanwhile, the preceding form HUD-50075 is part of the materials available to the public as part of the Public Review Process that will precede the finalization and submittal, in July 2009, of the PHA Plan for the Fiscal Year Beginning 10/1/2009.

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The following section identifies which PHA Plan elements have been revised by the PHA since its last Annual Plan submission, as shown below.

Plan Element	Revised	Not Revised
1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Financial Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Rent Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Operation and Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Grievance Procedures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Designated Housing for Elderly and Disabled Families	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Community Service and Self-Sufficiency	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8) Safety and Crime Prevention	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9) Pets	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10) Civil Rights Certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11) Fiscal Year Audit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12) Asset Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13) Violence Against Women Act	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Statements regarding the specific revisions in each Plan element that have occurred since the last PHA Plan submission on July 8, 2008 are furnished further below.

The specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan are:

RRHA main administrative office, 901 Chamberlayne Parkway, Richmond, VA 23220 and RRHA development Management Offices

Statements Regarding Revised PHA Plan Elements

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

This section describes the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and Section 8 Housing Choice Voucher (HCV); and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

Revision: N/A

RRHA is in the process of updating its Admissions and Continued Occupancy Policy, the Public Housing Dwelling Lease, and the Administrative Plan, which will be completed with a public review period, public hearing, board approval, and HUD submission by July 2009.

2. Financial Resources

This section lists the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Revision: Updated table of financial sources and uses below.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	\$18,428,600	
b) Public Housing Capital Fund	\$18,765,000	
c) HOPE VI Revitalization	\$8,600,000	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$21,372,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	\$65,500	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)		

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Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2008	\$6,780,000	In accordance with application
CFP 2007	\$1,825,000	In accordance with application
3. Public Housing Dwelling Rental Income	\$8,609,000	Facility Maintenance
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$84,445,100	

3. Rent Determination

This section provides a statement of the policies of RRHA governing rents charged for public housing and Section 8 Housing Choice Voucher (HCV) dwelling units.

Revision: N/A

RRHA is in the process of updating its Admissions and Continued Occupancy Policy, the Public Housing Dwelling Lease, and the Administrative Plan, which will be completed with a public review period, public hearing, board approval, and HUD submission by July 2009.

4. Operation and Management

This section provides a description of the programs of RRHA, and a statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by RRHA, including measures necessary for the prevention or eradication of pest infestation, including cockroaches.

Revision: Updated RRHA program table.

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RRHA is in the process of updating its Admissions and Continued Occupancy Policy, the Public Housing Dwelling Lease, and the Administrative Plan, which will be completed with a public review period, public hearing, board approval, and HUD submission by July 2009.

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	4,018	300
Section 8 Vouchers	2,335	500
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	69	6
Special Purpose Section 8 Certificates/Vouchers (list individually)	-0-	-0-
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs: Family Self-Sufficiency Program (PH and HCVP)	41 PH 61 HCVP 102 Total	20
Public Housing Services Coordination Program Resident Opportunity and Self-Sufficiency	Elderly Buildings 282 Elderly in Family Communities	30

5. Grievance Procedures

This section provides a description of the grievance and informal hearing and review procedures that the PHA makes available to its public housing residents and Section 8 applicants.

Revision: N/A

RRHA is in the process of updating its Admissions and Continued Occupancy Policy, the Public Housing Dwelling Lease, and the Administrative Plan, which will be completed with a public review period, public hearing, board approval, and HUD submission by July 2009.

6. Designated Housing for Elderly and Disabled Families

Revision: *Identified specific properties to be designated as described below.*

With respect to public housing projects owned, assisted, or operated by RRHA, HUD regulations found at 24 CFR Part 945 permit RRHA to seek HUD approval to designate public housing developments (or portions thereof), for elderly (only) and/or exclusively for persons with disabilities.

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In the upcoming fiscal year, RRHA does anticipate applying for HUD approval to designate developments or portions of developments for elderly (only) and/or exclusively for persons with disabilities.

RRHA has described its plans in the following statements, identifying **1)** development name and number where applicable; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

Designation of Public Housing Activity Description
1a. Development name: Grace Street 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 9/30/09
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 48 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: 4 th Avenue Extension 1b. Development (project) number: N/A
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 9/30/09
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 48 7. Coverage of action (select one)

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<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

7. Community Service and Self-Sufficiency

This section provides a description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of RRHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; and **(3)** How RRHA PHA will comply with treatment of income changes resulting from welfare program requirements, and the requirements of community service.

Revision: Updated services and program tables.

RRHA coordinates, promotes or provides the following programs to enhance the economic and social self-sufficiency of residents:

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>RRHA University 200 East Hospital Street Individual Assessments and Plans, Work Experience, Employment Assistance, and Educational, Financial, Vocational, Computer Skills Training, Gilpin/Fay resident transition services</i>	624	<i>Waiting list Referrals</i>	<i>RRHA University Training Center</i>	<i>Public Housing and Housing Choice Voucher Participants</i>
<i>Youth Sports and Fine Arts Academy Life skills, education and cultural enrichment, prevention programs, incl. scholarships</i>	155	<i>Open</i>	<i>Calhoun Center</i>	<i>Public Housing</i>
<i>Service Coordinators Program</i>	282	<i>Referrals</i>	<i>Service Coordinator Program in RRHA family communities</i>	<i>Public housing</i>

RRHA has enacted the following discretionary policies in the following areas to enhance the economic and social self-sufficiency of assisted families:

- Public housing rent determination policies
- Public housing admissions policies
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

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- Preference/eligibility for section 8 homeownership option participation
- Preference/eligibility for public housing homeownership option participation

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2009 Estimate)	Actual Number of Participants (As of: 01/31/09)
Public Housing	27	41
Section 8	30	61

RRHA is in the process of updating its Admissions and Continued Occupancy Policy, the Public Housing Dwelling Lease, and the Administrative Plan, which will be completed with a public review period, public hearing, board approval, and HUD submission by July 2009.

8. Safety and Crime Prevention

This section describes RRHA's plan for safety and crime prevention to ensure the safety of the public housing residents. This includes: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

Revision: Updated statements regarding safety and crime prevention.

A. Need for measures to ensure the safety of public housing residents

RRHA's determination of the need for measures to ensure the safety of public housing residents is based on its acknowledgement of:

- High incidence of violent and/or drug-related crime in some or all RRHA developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to RRHA developments
- Residents fearful for their safety and/or the safety of their children
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

The following information or data was used to determine the need for RRHA actions to improve safety of residents:

- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Resident reports

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- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

B. Crime and Drug Prevention activities RRHA has undertaken or plans to undertake in the next PHA fiscal year

In summary, the crime prevention activities the PHA has undertaken or plans to undertake include:

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design (“CPTED”)
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Richmond Housing Authority Housing Impact Team (RHAPD “H.I.T.”)
- Continue to support and fund the RRHA Police

RRHA continues to stress the importance of resident involvement in crime prevention, and works tirelessly to encourage residents to participate in training, speaking forums and community committees and with its local police agencies... Through the RRHA Public Safety Office, RRHA Officers continue to work with residents in reporting and deterring criminal activity in their communities. The RRHA Crime Hotline also continues to produce hundreds of calls for 'tips' on crime. The Hotline, a confidential phone number for residents, also gives residents a greater tool for communicating information to its Public Safety Officers while remaining anonymous.

A continuing crime prevention and intervention program is the Youth Sports and Fine Arts Academy. This program has about 132 youth, including college students, who receive intensive counseling, case management, and financial support for continuing education. In addition to participating in non-traditional sports for exposure outside of public housing and opportunities to model other positive role models (youth and adults), the youth engage in a variety of workshops, i.e., education, culture, and social. Field trips to museums, college tours, and a ball are some of the highlights.

The RRHA Public Safety Office has also recently embarked on an aggressive initiative called RHAPD Housing Impact Team, or “H.I.T.” The Team is comprised of five highly trained RRHA officers specially assigned to target and impact specific issues plaguing RRHA communities. These issues include narcotics, weapons and property crime violations, violent crime, quality of life, and trespass violations. The Team uses a variety of tactics, procedures, equipment and service-oriented resources to achieve its mission. It will focus on agency and community concerns, and will assist our law enforcement partners in an effort to make RRHA communities, and the City of Richmond at large, a safer place for its residents.

Resident Service Advisors were assigned to each conventional public housing community to conduct service assessments and provide ongoing support and referrals

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to all 282 elderly residents. We are providing services to 282 seniors living in our family communities.

In addition, RRHA continues technology enhancement for crime prevention purposes. The Authority maintains its much heralded camera project. The project provides "live" CCTV monitoring in all its developments.

C. Coordination between RRHA and the Richmond Police Department (RPD)

The coordination between RRHA and the appropriate RPD precincts for carrying out crime prevention measures and activities can be characterized by:

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Continue to support and fund the RRHA Police

RRHA builds on its partnerships with Law Enforcement agencies to include the FBI, DEA, US Marshals, RPD, and Virginia State Police. These relations/partnerships have produced numerous arrests in all areas in our continuing effort to reduce crime.

9. Pets

This section provides a statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

Revision: N/A

RRHA is in the process of updating its Admissions and Continued Occupancy Policy, the Public Housing Dwelling Lease, and the Administrative Plan, which will be completed with a public review period, public hearing, board approval, and HUD submission by July 2009.

10. Civil Rights Certification

RRHA certifies its compliance with Civil Rights and Fair Housing requirements.

Revision: N/A

11. Fiscal Year Audit

Revision: Updated audit statement.

By law, RRHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

RRHA anticipates that its most recent fiscal audit (for the fiscal year ending 9/30/2008) will be submitted to HUD on March 31, 2009.

12. Asset Management

This section provides a statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

Revision: Update regarding progress made toward implementing Asset Management.

RRHA is a large public housing agency (PHA) and is subject to recent HUD requirements (known as "Subpart H" of the Operating Fund regulations found at 24 CFR Part 990) regarding asset management responsibilities of PHAs of a certain size.

RRHA is in the process of complying with Subpart H and other related aspects of the Operating Fund regulations by:

1. Implemented site-specific budgets for each of its Asset Management Projects (AMPs) as well as for the Central Office Cost Center, for the fiscal year beginning 10/1/2007 as approved by our Board of Directors;
2. Implemented site-specific financial reporting for each AMP as well as for the Central Office Cost Center, for the fiscal year beginning 10/1/2007; and
3. Evolving a system of fees for services in accordance with Subpart H requirements;

RRHA will continue to phase-in its management fees through 2011. The overhead charged to the public housing program in FY 2008, the first year of Asset Management was \$125.48 PUM. Therefore, the allowable management fees for the PHA are as follows:

Management Fees	--	\$ 49.05
Bookkeeping Fee	--	7.50
Asset Management Fee	--	<u>10.00</u>
Total	--	\$ <u>66.55</u>

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The difference between the FY 2008 overhead costs, \$125.48, and the allowable fee schedule, is \$58.93 PUM. Therefore, RRHA has instructed the following phase-in schedule:

Schedule of Phased-in Management Fees for RRHA

FY 2008 (Initial Year)	FY 2009 (Year 2)	FY 2010 (Year 3)	FY 2011 (Year 4)
\$ 125.48 PUM	\$113.69 PUM	\$101.91 PUM	\$66.55 PUM

As evidenced in 1 & 2 above, RRHA has indeed identified its Central Office Cost Center expenses and the fees needed to support it. Further, RRHA will complete its transition toward full compliance to the fee structure provisions of Subpart H as follows:

- October 1, 2007 to September 30, 2008: Assess reasonableness of Management, Bookkeeping and Asset Management fees to the AMPs (COMPLETED)
- January 1, 2008 to September 30, 2010: Identify and implement opportunities for fee-for-service regarding Central Maintenance and other allowable Central Office Cost Center operations;
- Reach full compliance with Asset Management by October 1, 2011.

Subpart H also describes what it calls the "ownership responsibilities" of PHAs, including planning for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

RRHA has taken the bold step of coordinating these planning activities between its Affordable Housing (AH) and Community Redevelopment (CR) business units. This ensures RRHA working closely with the City of Richmond in planning for and implementing Community Development Block Grant and related initiatives. Thus, public and assisted housing inventory decisions will be made in the context of **neighborhood** revitalization and investment.

CR has now begun to take the lead in formulating strategies, in consort with RRHA's Affordable Housing office as well as other RRHA departments, officials, and instrumentalities, that will facilitate the creation of broader and more numerous affordable housing resources and vehicles. These strategies will be implemented in partnership with the City of Richmond and/or other appropriate entities and will ensure that all residents receive adequate mobility assistance and counseling at older developments being phased out in orderly fashion.

13. Violence Against Women Act

This section describes: 1) the activities, services, or programs provided or offered by RRHA, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) the

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activities, services, or programs provided or offered by RRHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** the activities, services, or programs provided or offered by RRHA to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

Revision: N/A

RRHA is in the process of updating its Admissions and Continued Occupancy Policy, the Public Housing Dwelling Lease, and the Administrative Plan, which will be completed with a public review period, public hearing, board approval, and HUD submission by July 2009.

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HOPE VI or Mixed Finance Modernization or Development

RRHA anticipates applying for additional HOPE VI grants in the plan year. RRHA also anticipates proposing to HUD a mixed-finance transaction to create replacement housing units (via acquisition or new construction or both) using Second Increment Replacement Housing Factor (RHF) funds. This proposal would likely be submitted near the beginning of the plan year (10/1/2009).

Other mixed-finance transactions (via acquisition or new construction or both) may be proposed later in the Plan year commensurate with the RRHA Strategic Business Plan. Financing may include use of regular Capital Funds and/or HUD's Capital Fund Financing Program (CFFP). CFFP involves borrowing against future flow of annual Capital Funds.

RRHA plans to pursue public housing development activities and will utilize the Richmond Development Corporation (RDC) for development, financing, and the formation of a variety of ownership structures as well as utilize the RDC for the operation of public housing programs.

Demolition and/or Disposition

This section describes whether HUD-approved applications by RRHA to demolish or dispose (sell) public housing projects owned by RRHA and subject to Annual Contributions Contracts (ACCs), or pending applications for demolition or disposition, have changed during the current plan year.

In such cases, RRHA would be required to describe the housing and the number of affected units for which it will apply or is currently pending for demolition or disposition; and provide a projected timetable for the demolition or disposition. This information is furnished below:

Demolition/Disposition Activity Description
1a. Development name: Dove Court 1b. Development (project) number: VA 7-12
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 9/4/2008

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5. Number of units affected: 60
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/2009 b. Projected end date of activity: 12/2011

Demolition/Disposition Activity Description
1a. Development name: 2700 Idlewood 1b. Development (project) number: VA 7-10
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 12/16/08
5. Number of units affected: 24
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/2008 b. Projected end date of activity: 12/2009

Demolition/Disposition Activity Description
1a. Development name: Gilpin Court 1b. Development (project) number: VA 7-1 and VA 7-2
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/1/2009
5. Number of units affected: 842
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/2010 b. Projected end date of activity: 3/2013

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Demolition/Disposition Activity Description
1a. Development name: Fay Towers 1b. Development (project) number: VA 7-9
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/1/2009
5. Number of units affected: 200
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/2010 b. Projected end date of activity: 3/2013

Demolition/Disposition Activity Description
1a. Development name: Bainbridge 1b. Development (project) number: VA 7-15
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 9/1/2009 <i>Note: This may be in lieu of a homeownership application (see also "Homeownership").</i>
5. Number of units affected: 18
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 1/2010 b. Projected end date of activity: 12/2012

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Demolition/Disposition Activity Description
1a. Development name: Whitcomb Court 1b. Development (project) number: VA 7-6
2. Activity type: Demolition <input checked="" type="checkbox"/> (Fire damaged units) Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 9/1/2009
5. Number of units affected: 6 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/1/2009 b. Projected end date of activity: 12/31/2009

Demolition/Disposition Activity Description
1a. Development name: Small House/Used House – (Neighborhood Homeownership Initiatives) 1b. Development (project) number: VA 7-10, VA 7-16
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 12/18/2008
5. Number of units affected: 14 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 8/2007 b. Projected end date of activity: 12/31/2009

Conversion of Public Housing

This section describes, with respect to RRHA-owned public housing: **1)** any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** the analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion.

RRHA will consider the voluntary conversion of Gilpin, to maximize relocation HCVs, based on a future analysis that demonstrates that the conversion of the development:

- Will not be more expensive than continuing to operate the development as public housing;
- Will principally benefit the residents of the public housing development to be converted, as well as RRHA and the Richmond community; and
- Will not adversely affect the availability of affordable housing in the community.

In addition to this, RRHA will consider in the upcoming year to identify units to be converted where the conversion is economically beneficial.

Homeownership

This section describes any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. There are five (5) such initiatives, involving sale of public housing, to be reflected in the upcoming plan year beginning 10/1/2009. They are described in more detail on the following charts:

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites 1b. Development (project) number: VA 7-30
2. Federal Program authority: <input type="checkbox"/> HOPE VI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 7/26/1999

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5	Number of units affected: 1
6	Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a.	Development name: Blackwell, Swansboro, Fulton, Citywide
1b.	Development (project) number: VA 36RD007197
2.	Federal Program authority: <input checked="" type="checkbox"/> HOPE VI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3.	Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4.	Date Homeownership Plan/Program approved, submitted, or planned for submission: 3/29/2002
5.	Number of units affected: Blackwell: 188; Fulton: 58; Swansboro: 16; City-wide: 46; Total: 308
6.	Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a.	Development name: Green Walk Houses – Blackwell/Randolph
1b.	Development (project) number: VA36P00750106
2.	Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3.	Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4.	Date Homeownership Plan/Program approved, submitted, or planned for submission: 10/1/2008
5.	Number of units affected: 20
6.	Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Neighborhood Homeownership Initiative 1b. Development (project) number: VA 7-10, VA 7-16
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 9/25/2007
5. Number of units affected: 121 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Bainbridge 1b. Development (project) number: VA-18
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 9/30/2009 <i>Note: This may be in lieu of a disposition application (see also "Demolition and/or Disposition")</i>
5. Number of units affected: 18 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

It should be noted that RRHA also administers a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR Part 982.

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This is an optional element of the Section 8 program and enables qualified very-low income homebuyers to receive a Housing Choice Voucher that can be used to subsidize the difference between 30% of their adjusted income (homebuyer share) and the mortgage principal and interest, plus property taxes, insurance, and allowances for property maintenance and capital replacement.

There is no limit to the number of families that can participate in the Section 8 Homeownership program. Previously, RRHA limited the number of families participating in the program to 25 or fewer participants.

There will be no eligibility criteria for participation in RRHA's Section 8 Homeownership Option program other than the usual HUD criteria described in Part 982.

Project-Based Vouchers

This section describes the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

In the upcoming plan year, RRHA anticipates the use of some of its Section 8 Housing Choice Vouchers under the "Project Based Vouchers" ("PBV") option, as described at 24 CFR Part 983. This may be done in one of two ways.

First, RRHA may issue a Request for Proposals from owners wishing to participate in the program. The criteria and procedures for such selections will be described in the RFP and in the RRHA's Section 8 Administrative Plan.

Second, RRHA may make non-competitive selections of owners whose projects included a competitive selection of proposals, such as housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program.

RRHA may also submit a proposal under the RFP for units it owns. The use of PBV is consistent with the overall PHA Plan which is encouraging the development of affordable mixed-use, mixed-income housing particularly in consort with broader neighborhood revitalization efforts such as North Jackson Ward.

RRHA's PBV criteria and procedures will propose use of these resources in ways that facilitate achievement of its overall housing goals in general and the mobilization of potential relocation resources in particular, to address the housing needs of RRHA families at developments slated to be phased out, including the Gilpin Court Demonstration Project and/or other similar situations.

Additionally, RRHA will seek to convert some of its smaller housing developments to project based assistance.

Section 8.0 - HUD-50075: Capital Improvements

This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms.

RRHA continues compliance with HUD's Capital Fund obligation and spending guidelines in efforts to ensure that the aging public housing stock receive on-going repairs that have increase the quality of life for residents and stakeholders. Although the 2005 Physical Needs Assessment show a \$63 million need, RRHA continues to find creative methods to maximize use of capital dollars to stabilize public housing and other safety services.

RRHA created the Top 15 Capital Needs List which is designed to focus spending first on critical systems at all Asset Management Projects (AMP's) including but not limited to heat and hot water systems, roofs, sidewalks, physical structures and other health and safety issues. RRHA also developed an Asset Reinvestment Schedule for each property which tracks when each of the major systems was last repaired and projects when they should be replaced.

Some of the capital fund activities to date include:

- Foundation stabilization at Fulton and Creighton Court
- Roof Replacement at Whitcomb Court, Hillside Court, Gilpin Extension and Fairfield Court
- Upgrade elevator at Calhoun Family Investment Center
- Decreased the number of vacant units at all developments through procuring outside contractors which resulted in reducing the unit turn around time of more than 350 units in a six month period
- Paint lead porch columns at Whitcomb Court, Creighton Court and Fairfield Court
- Application of elastomeric coating to stop water penetration at Fay Tower
- Demolition of Dove Court
- Repair plumbing at developments
- Repair of sidewalks at all public housing developments
- Replacement of heat and hot water systems as needed
- Relocation activities to assist public housing residents at Dove, Fay Tower, Idlewood and others

Additionally, RRHA has developed a hierarchy plan determining which developments to modernize (whole or in part). These are expected to remain wholly public housing communities for the foreseeable future. RRHA has also identified developments targeted for revitalization at some time in the future based upon the availability of funding.

Section 8.0 – HUD-50075: Capital Improvements

RRHA set aside \$2.7 million dollars for the gut rehabilitation of Oscar Stovall Place which will be ready for re-occupancy by May 2009.

In the coming year, RRHA plans to add a total of fifteen “504” units in select public housing developments.

Under provisions of the American Recovery and Reinvestment Act, RRHA has developed a spending plan which will obligate and spend stimulus funds estimated at \$10.7M dollars. The plan includes additional modernization of kitchens and baths, and other interior/exterior modernization activity. RRHA also plans to upgrade the curb appeal at each development and install new signage. RRHA determines most of these projects as “shovel-ready,” only requiring some architectural engineering and procurement. These additional funds, combined with the 2009 capital funds, will assist in increasing the quality of life for residents and stimulating the economy.

During this fiscal year, RRHA will explore using the capital fund forced account option to hire staff for vacancy reduction and assistance with preventative maintenance activity, in efforts to reduce the cost of outside contractors and assist operations staff.

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Section 9.0 - HUD-50075: Housing Needs

This Section states the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	15,038	5	5	3	2	3	5
Income >30% but <=50% of AMI	8,823	3	1	2	2	2	2
Income >50% but <80% of AMI	10,124	2	1	1	2	1	2
Elderly	8,938	5	3	2	2	1	4
Families with Disabilities	24,000	5	5	5	5	5	5
White	898	1	1	1	1	1	1
Black	6,858	5	5	5	5	5	5
Asian	968						
Hispanic	1,620						
Other	408	2	2	2	2	2	2

The sources of information RRHA used to conduct this analysis are as follows:

- 2008-2013 City of Richmond Consolidated Plan
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- 2005 housing market study (Value Research Group), a Strategic Plan deliverable

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Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,366		8,482
Extremely low income <=30% AMI	1,327	97.14%	
Very low income (>30% but <=50% AMI)	37	2.71%	
Low income (>50% but <80% AMI)	2	0.15%	
Families with children			
Elderly families	103	7.54%	
Families with Disabilities	41	3.00%	
White	26	1.90%	
Black	1,225	86.68%	
Asian	4	0.29%	
Other	111	8.13%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 5 yrs. 8 mos.			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Section 9.0 – HUD-50075: Housing Needs

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,354		1,941
Extremely low income <=30% AMI	1,342	99.11%	
Very low income (>30% but <=50% AMI)	12	0.89%	
Low income (>50% but <80% AMI)	0	0.00%	
Families with children			
Elderly families	387	28.58%	
Families with Disabilities	43	3.18%	
White	87	6.43%	
Black	1,257	92.84%	
Asian	8	0.59%	
Other	2	0.15%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	499	11.70%	
2 BR	702	72.59%	
3 BR	137	14.16%	
4 BR	15	1.55%	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Section 9.0 – HUD-50075: Housing Needs

9.1 Strategy for Addressing Housing Needs

This section describes RRHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

Richmond Redevelopment and Housing Authority's (RRHA) strategy for addressing the housing needs of families in the jurisdiction and on the waiting list focuses on developing more affordable housing units and building the capacity of individual and families. RRHA will accomplish this by increasing homeownership opportunities, creating developments for persons with special needs who can meet the essential requirements of tenancy with or without a reasonable accommodation, and providing decent and affordable rental housing to serve families as they become self-sufficient.

Along these lines, RRHA will explore a broad range of housing opportunities, through the Section 8 program and other resources that may become available, focusing on the **homeless**, those needing **transitional housing**, and other households with **special needs** (e.g., HIV, domestic violence, etc.), as identified by RRHA and/or the City of Richmond as described further below.

RRHA priorities, through its various programs and services, will provide a means for improving the quality of life and addressing needs that encourage growth and upward mobility. RRHA recognizes that achieving homeownership, securing decent and affordable housing and obtaining safe and affordable housing is contingent upon meeting many needs of individuals and families. Needs must be met to have an adequate income, to obtain training and education to acquire employment or achieve other goals, to achieve stability and well-being within the household, to have access to recreational opportunities and other areas that promote a healthy environment.

As outlined in the Consolidated Plan, the City of Richmond's priorities are:

Homeownership Opportunities – To develop and strongly support programs which will provide rehabilitation and assistance to low- and moderate-income homeowners, and which provide homeownership opportunities for all ranges of income, especially for those earning at or below 80% of the Area Median Family Income.

Decent and Affordable Rental Housing – To develop and support activities which provide decent and affordable rental housing for all income ranges, especially for low- and moderate-income residents.

Housing for Persons with Special Needs – To continue to support safe and affordable housing opportunities and necessary support services to special needs populations, including the elderly, persons with disabilities, the homeless and persons with HIV/AIDS throughout the Richmond metropolitan area.

Other priorities include: Economic Development, Public/Human Services, Public Safety, Public Facilities, and Planning (and Administration).

Section 9.0 – HUD-50075: Housing Needs

The RRHA Agency Plan is consistent with the Consolidated Plan of the City of Richmond as evidenced by several goals identified in the five-year plan, and strategies and proposed activities of the annual plan:

Specifically, RRHA will focus upon **homeownership opportunities** by developing partnerships to establish special financing mechanisms to assist low-income families to purchase homes and assist low-income homeowners with special rehabilitation financing. RRHA will implement affordable housing opportunities and develop mixed-income programs through HOPE VI, single-family homeownership, and market-rate single-family housing. A homeownership program for the Housing Choice Voucher (Section 8) participants has been developed. For qualified Family Self-Sufficiency Program participants homeownership opportunities exist to assist public housing families to transition/prepare for homeownership opportunities. Training for participants includes homeownership education and counseling, credit and budgeting, money management, basic banking, landscaping, preventive maintenance, and homebuyer's education.

Additional goals are consistent with the Consolidated Plan's priorities for **decent and affordable rental housing**. With goals that focus upon providing a variety of housing options for low-to moderate income persons, RRHA will support the city's priority through the development of non-traditional funding streams including expanding public/private partnerships to develop mixed finance rental property and distributing listings that will expand housing options to tenant-based Housing Choice Voucher (Section 8) participants. RRHA will continue to maintain public housing and the Housing Choice Voucher (Section 8) program and undertake measures to ensure access to affordable housing among families assisted by RRHA. The outlook for the development of quality, affordable rental housing is dependent on tax incentives for investors and on increased rental subsidies and programs from HUD.

The priority for **housing for persons with special needs** will be addressed through housing and services that are provided for the elderly and disabled who are able to live independently. However, a major goal of the Agency Plan focuses upon self-sufficiency as a priority to provide referrals to support systems such as education and training, socioeconomic, recreation and other social service needs. RRHA will carry out modifications needed in public housing based on Section 504 Needs Assessment and affirmatively market to non-profit agencies that assist families with disabilities.

The other priorities of the City are addressed through programs and Services:

Economic Development: Training for staff and residents is provided through the agency's comprehensive training and education program, RRHA University. In addition, the Community Revitalization Department of RRHA provides support through various development and redevelopment activities in conjunction with the City and others.

Public and Human Services: RRHA provides opportunities for RRHA youth employment, referrals to various agencies for services, and recreational and other

Section 9.0 – HUD-50075: Housing Needs

programs through the Youth Sports and Fine Arts Academy, that support the City's strategies for youth services and family services.

Public Safety: With the focus upon safety and security, RRHA seeks to provide assistance to the efforts of the City through the employment of RRHA Police Unit staff in family and elderly properties. Through a supportive partnership with the Richmond City Police Department, RRHA staff provides assistance and information and coordinate efforts to address crime problems in the communities. RRHA Police Officers provide information and training for residents and has been established a Crime Hot Line for resident usage. All of these efforts support the City's strategies for crime prevention, community policing and addressing problems with drug related violence.

Public Facilities: Understanding the need to provide facilities that offer space for various programs and services, RRHA maintains space for community activities in each community, including small communities, provides office space for the Tenant Council in each community, operates the Calhoun Family Investment Center in Gilpin Court with an indoor pool and facilities that available for all residents, including space for non-resident service-providers who provide services for residents or others who can contract/lease space for other purposes, and operates the RRHA University, a comprehensive training and education program for residents and staff. In addition, RRHA seeks to continuously improve and maintain all properties through normal operating funds and through the Capital Fund Program. Through all of these efforts and others, RRHA supports the City's strategies for recreational facilities and programs and maintenance of properties.

Planning and Administration: Through a review process that includes planning with the City and other partners, RRHA seeks to plan and to better utilize funds in order to improve services and programs that will benefit residents.

RRHA supports the City's strategies in the areas of planning, marketing, promoting cooperation, allocating resources and coordinating services.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Employ effective maintenance and management policies to minimize the number of public housing units off-line

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

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- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Section 9.0 – HUD-50075: Housing Needs

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Other Housing Needs & Strategies:

Reasons for Selecting Strategies

The factors that influenced RRHA's selection of the strategies it will pursue are:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

Section 10.0 - HUD-50075: Additional Information

(a) Progress in Meeting Mission and Goals

The RRHA Strategic Plan Steering Committee has identified 25 critical initiatives that, on their individual merits, are essential to:

- ❖ Ensure near term, visible evidence of our ability to deliver on the promise to be an effective catalyst for quality housing and revitalization of our communities; i.e.

Make significant progress on our real estate development goals

- ❖ Position and enable our organization to effectively deliver on the promise; i.e.

Make significant progress on our internal efficiency and fiscal responsibility goals

In fiscal year 2009, our Strategic Plan progress reporting will focus on the status of these 25 critical initiatives. This reflects the actions taken by the Executive Team to ensure that all the agency's limited and valued resources are efficiently aligned with their essential core business responsibilities and with accomplishment of our 2009/2010 strategic plan imperatives.

Look for additional and broader reporting of the overall impact of our Strategic Plan which will be the product of work done by our Strategic Plan Monitoring & Evaluation Team. This future additional reporting will be more outcome-based and should begin to tell the story of the impact of our efforts and accomplishments on the communities and stakeholders we serve.

The following pages provide the status for each 2009/2010 Strategic Priority as of February 2009.

Section 10.0 – HUD-50075: Additional Information

Priority Project	Project Description	Goal	Target Date *	Status	Current Status Comments
GOAL 1: REVITALIZED RESIDENTIAL AND COMMERCIAL COMMUNITIES					
Stovall	Rehab 30 PH units and return residents	Complete rehab of 30 units	Jun-09	G	On target for completion in mid May.
HOPE VI, On-site (Blackwell)	Phases II & III	Complete construction	Nov-11	G	Phase II construction activity in progress. Phase III to HUD late Feb/mid Mar.
	Phase IV	Complete construction	Aug-12	G	Pre-development activities ongoing.
HOPE VI, Off-site (Fulton)	Phase III	Complete construction	Nov-11	G	Phase III Fulton to be submitted to HUD in late February or mid March.
Dove Street Redevelopment Area	Demolition of 60 PH units, Redevelopment	Construction start	Nov-09	G	Completing Master Planning Process. Engaging in financial feasibility.
		Construction complete	Nov-10		
North Jackson Ward	Resident relo, demo of 983 PH units, redevelopment	Master plan completed	Mar-09	G	Final master plan doc in process. On target for Mar 09.
		Replacement housing plan completed	Jul-09		To be considered once Master Plan complete.
Jackson Place	Redevelop 5.6 acres to mixed-use/mixed-income	Construction complete	Apr-10	G	Consulting legal re: proposal received Sept 09.
Idlewood	Sale of 24 PH unit property for reinvestment in PH	Building sold	Sep-09	G	Grubb & Ellis showing property.
Neighborhood Home Ownership	Rehab/Dispo of 119 single family PH units	16 PH units sold	Sep-09	Y	1 House Sold, 1 House Under Construction, 3 houses under contractor negotiations.
		32 PH units total sold	Sep-10		
Crime Reduction Program	Develop Public Safety program	Implement plan in developments	Jun-09	G	Officers assigned to new H.I.T.. (Housing Impact Team) to target chronic problems.
Resident Transitional Services Plan	Develop/Implement Resident Transition Services Plan	Complete plan for Gilpin & Fay	Sep-09	G	Partnership development plan underway.
Public Housing Modernization	Hillside Court	Modernize 402 PH units	Sep-10		A&E work initiated, now anticipate completion Spring 2010.
	Creighton Court	Modernize 504 PH units	Sep-10		A&E work initiated, now anticipate completion Spring 2010.
	Decatur	Modernize 24 PH units	Sep-10		A&E work initiated, now anticipate completion Spring 2010.
	Fairfield Court	Modernize 447 PH units	Sep-10		
	Afton	Modernize 40 PH units	Sep-10		
	Stonewall	Modernize 70 PH units	Sep-10		
Grace Street	Sell Property (former goal = rehab)	Retire debt	Sep-10	G	Property listed and showing.
GOAL 2: ECONOMIC OPPORTUNITIES					
Real Estate Brokerage Business	Develop real estate brokerage business plan	Launch real estate brokerage company	Mar-09	G	RDC approved, SCC/Tax IDs filed.
RBEDC (501c3)	Reorganize RBEDC	Fully operational board/organization	Jun-09	G	In progress , recommend's to the ED re: add'l Board members Feb 09.

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Priority Project	Project Description	Goal	Target Date *	Status	Current Status Comments
GOAL 3: EFFICIENCY AND FISCAL RESPONSIBILITY					
Asset Management Implementation	Project-based Accounting	Develop AMP-based Financial Statements	Oct-08	Y	Competing w/ other Strategic Plan Priorities, but will complete by Feb 15.
	Project-based Budget	Board Approval of FY09 AMP Budgets	Sep-08	COMPLETED	
	Project-based Funding	Submit LIPH Operating Subsidy Request	Mar-08	COMPLETED	
	Project-based Management	Fully Implemented	Oct-08	COMPLETED	
	Project-based Oversight & Performance Assessment	Fully Implemented	Oct-08	COMPLETED	
HCVP Business Stabilization	Stabilize Housing Choice Voucher Program (HCVP)	Achieve 95% success of family records in PIC	Feb-09	COMPLETED	Achieved 97% as of Jan 09.
		Achieve 95% utilization of vouchers	Oct-09	Y	Achieved 78% as of Jan 09.
		Attain "Standard Performer" designation	Mar-10		
New Enterprise Business System	Phased-in implementation of new business system	System Implementation	Nov-09	G	Detail planning in Feb 09; Implementation target likely Oct 1, 2009.
Real Estate Development Business Plan	Complete business plan for Real Estate Develop (CR)	Creation of business plan	Mar-09	Y	Draft plan developed, under review by CR DED.
Document/File Management System	Develop agency-wide system for efficiency	Define system & implementation plan	Sep-09		
		Complete phased-in implementation	Sep-10		
Policies/Procedures Documentation	Develop agency-wide internal controls, procedures, policies	Complete assessment & implementation plan	Sep-09	Y	Scope of project has been redefined.
		Complete phased-in implementation	Sep-10		
Key Functional Support Gaps - Phase II	Develop org plan for Real Estate Development unit	Implementation of organization plan	Apr-09	G	CR org plan approved for implementation (hold some positions due to 09 budget).
GOAL 4: QUALITY CUSTOMER SERVICE					
Agency-wide Customer Service Training	Train RRHA staff in customer service best practices	100% RRHA staff trained	Sep-09	G	Defining scope of customer service initiative charter, by Feb 09.
External Customer Satisfaction Survey	Develop external customer satisfaction survey	Conduct survey	Sep-10		Have not started due to focus on 2009 priorities..
Employee Climate Survey	Develop survey to gauge "state of RRHA"	Conduct survey	Sep-10		
Professional Development Program	Create professional development curriculum	Launch Staff Development Program	Sep-09	R	On hold due to lack of training and staff development budget.
		Launch Leadership Academy	Sep-10		Have not started due to focus on 2009 priorities.
<p>Legend:</p> <div style="display: flex; align-items: center; gap: 10px;"> <div style="text-align: center;"> G Y R </div> <div> <p><i>On Schedule</i></p> <p><i>Activity Slippage Not Impacting Completion Date</i></p> <p><i>Activity Slippage Impacting Completion Date</i></p> </div> <div style="margin-left: 20px;"> <p>* Target dates are dependent on required HUD approvals and/or access to funding (e.g.; tax credits & financing)</p> </div> </div>					

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(b) Significant Amendment and Substantial Deviation/Modification

RRHA is required to provide its definition of “significant amendment” and “substantial deviation/modification” and the basic criteria it will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require the formal approval of the Board of Commissioners.

DRAFT

Section 11.0 -HUD-50075: Required Submission for HUD Field Office Review

In order to be a complete package, RRHA must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Form HUD-50075.1, **Capital Fund Program Annual Statement/Performance and Evaluation Report** and Form HUD-50075.2, **Capital Fund Program Five-Year Action Plan** shall be submitted electronically as an attachment to the PHA Plan. The Form HUD-50075 (PHA Plan) will be submitted electronically.

- a. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- b. Form HUD-50070, *Certification for a Drug-Free Workplace*
- c. Form HUD-50071, *Certification of Payments to Influence Federal Transactions*
- d. Form SF-LLL, *Disclosure of Lobbying Activities*
- e. Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet*
- f. Resident Advisory Board (RAB) comments.
- g. Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- h. Form HUD-50075.1, **Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically).**
- i. Form HUD-50075.2, **Capital Fund Program Five-Year Action Plan (Must be attached electronically).**

This will be accomplished in July 2009 in accordance with HUD-prescribed deadlines.

Capital Improvement Plan 2009 – 2013

The following will be submitted in July 2009 on the required HUD 50075.1 and 50075.2 forms.

Development	CAPITAL IMPROVEMENTS - PLAN B FY 2009 - 2013	Projected Capital Fund Expend.	Credit Candidate	Projected CFFP Expend.
2009				
1812 Brook Road	Roof Replacements		*	\$90,000
1920 Stonewall	Carpet Replacement		*	\$15,000
700 S. Lombardy	Roof Replacements		*	\$100,000
Afton Ave	Roof Replacements		*	\$75,000
Afton Ave	Paint Interior Units		*	\$55,000
Agency wide	I.T. Infrastructure	\$150,000	*	\$305,000
Agency wide	Nonroutine Vacancy prep.	\$750,000		
Agency wide	Relocation Costs		*	\$100,000
Creighton	Foundation Stabilization		*	\$60,000
Development	Development Activities	\$500,000		
Fairfield	Foundation Stabilization		*	\$60,000
Fairfield	Roof Replacement - Admin Bldg		*	\$100,000
Fox Manor	Paint Interior Units		*	\$50,000
Hillside	Foundation Stabilization		*	\$60,000
Hillside	Kitchen Bath Renovations (Phase11)		*	\$1,023,000
Mosby	Foundation Stabilization		*	\$60,000
Randolph	Roof Replacements		*	\$287,000
Whitcomb	Foundation Stabilization		*	\$60,000
	<i>* If CFFP not approved for 2009 application, will cover as reg Cap project with \$'s not used for debt service</i>			
	Total	\$1,400,000		\$2,500,000

2009 Stimulus				
Small Houses	Interior/exterior upgrades	\$350,000		
700 S. Lombardy	Upgrade heating units in each apt	\$154,000		
Afton	Replace siding	\$50,000		
Creighton	Replace Windows (as needed) Energy	\$150,000		
Decatur	Install Elevator	\$300,000		
Fulton	Exterior siding	\$50,000		
Fulton	Replace termite damaged wood	\$75,000		
Gilpin	Replace Hot Water Boilers (Energy)	\$150,000		
Mosby	Replace Windows (as needed) Energy	\$250,000		
Whitcomb	Replace Windows (as needed) Energy	\$150,000		
Agency Wide	Vacancy Reduction	\$300,000		
Agency Wide	Paint Exteriors Walls	\$500,000		
Agency Wide	A/E	\$450,000		
Agency Wide	Curb Appeal New Signage	\$181,000		
	Total	\$3,110,000		

2010				
Agency wide	Tree Pruning			\$750,000
Agency wide	I.T. Infrastructure	\$50,000		\$150,000
Agency wide	Nonroutine Vacancy prep.	\$750,000		
Agency wide	Relocation Costs			\$100,000
Development	Development Activities	\$500,000		\$750,000
Hillside	Replace Windows			\$650,000
Randolph	Comprehensive Modernization			\$450,000
Whitcomb	Exterior Door Replacements			\$400,000
	Total	\$1,300,000		\$3,250,000

Development	CAPITAL IMPROVEMENTS - PLAN B FY 2009 - 2013	Projected Capital Fund Expend.	Credit Candidate	Projected CFFP Expend.
2010 Stimulus				
1920 Stonewall	Paint Common areas	\$50,000		
Creighton	Modernize Kitchen/Baths	\$2,600,000		
Decatur	Modernize Kitchen/Baths	\$250,000		
Fulton	Modernize Kitchen/Baths	\$360,000		
Agency Wide	Relocation Costs	\$558,317		
Agency Wide	Paint Fences/Rails	\$250,000		
Agency Wide	Brick Pointing	\$415,000		
Agency Wide	Upgrade AMP Mgmt. Ofc/Comm. Rm	\$300,000		
Agency Wide	ADA Improvements	\$300,000		
	Total	\$5,083,317		

2011				
Agency wide	ADA Requirements (Convert Units to Accessible)			\$165,000
Agency wide	I.T. Infrastructure	\$150,000		\$50,000
Agency wide	Nonroutine Vacancy prep.	\$650,000		
Agency wide	Repair Fascias and Soffits			\$270,000
Agency wide	Maintenance Vehicles			\$200,000
Agency wide	Relocation Costs			\$225,000
Creighton	Upgrade Playground Areas/Basketball Courts			\$15,000
Creighton	Paint Porch Columns			\$50,000
Creighton	Repair Concrete Stoops			\$50,000
Creighton	Paint Exterior Units			\$100,000
Development	Development Activities	\$500,000		\$2,250,000
Fairfield	Replace Windows			\$720,000
Fairfield	Upgrade Playground Areas/Basketball Courts			\$15,000
Fairfield	Renovate Management Office & Community Room			\$130,000
Gilpin	Upgrade Playground Areas/Basketball Courts			\$15,000
Hillside	Upgrade Playground Areas/Basketball Courts			\$15,000
Mosby	Boiler & hot Water Tanks Replacement			\$275,000
Mosby	Upgrade Playground Areas/Basketball Courts			\$15,000
Mosby	Replace Boiler Room Doors			\$50,000
Stonewall	Install New Shower Stalls			\$75,000
Whitcomb	Upgrade Playground Areas/Basketball Courts			\$15,000
Whitcomb	Repair Concrete Stoops			\$50,000
	Total	\$1,300,000		\$ 4,750,000

2011 Stimulus				
Fulton	Foundation/Sewer upgrades	\$500,000		
Hospital	Modernization	\$250,000		
Randolph	Modernization	\$500,000		
	Total	\$1,250,000		

Development	CAPITAL IMPROVEMENTS - PLAN B FY 2009 - 2013	Projected Capital Fund Expend.	Credit Candidate	Projected CFFP Expend.
2012				
3900 Old Brook	Comprehensive Modernization			\$225,000
Agency wide	Tree Pruning			\$350,000
Agency wide	I.T. Infrastructure	\$100,000		\$100,000
Agency wide	Nonroutine Vacancy prep.	\$750,000		
Agency wide	General Landscaping			\$100,000
Agency wide	Relocation Costs			\$500,000
Development	Development Activities	\$500,000		\$3,000,000
Fairfield	Painting Exterior Units			\$75,000
Hillside	Painting Exterior Units			\$75,000
Whitcomb	Painting Exterior Units			\$75,000
Whitcomb	Heating & Hot Water Systems			\$1,000,000
Total		\$1,350,000		\$5,500,000

2012 Stimulus				
3901 Old Brook	Upgrade Plumbing/Waste System	\$200,000		
Randolph	Replace Hot Water Tanks (Energy)	\$45,000		
Agency-wide	Administrative (10% of \$10,764,747)	\$1,076,480		
Total		\$1,321,480		

2013				
Agency wide	I.T. Infrastructure	\$50,000		\$150,000
Agency wide	Nonroutine Vacancy prep.	\$750,000		
Agency wide	Relocation Costs			\$500,000
Development	Development Activities	\$500,000		
Fox Manor	Kitchen/Bath Renovations			\$300,000
Hillside	Replace Tub Traps			\$200,000
Mosby	Window Replacements			\$300,000
Whitcomb	Heating & Hot Water Systems			\$1,050,000
Total		\$1,300,000		\$2,500,000

	Grand Total Stimulus:	\$10,764,797		
	Grand Total 2009 Capital:	\$6,650,000		\$18,500,000
	Grand Total 2009 Capital & Stimulus:	\$17,414,797		